

046.A

0004

0005.5

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

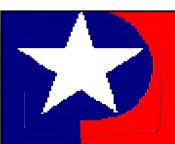
646,000 / 646,000

USE VALUE:

646,000 / 646,000

ASSESSED:

646,000 / 646,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LEWIS AVE, ARLINGTON

OWNERSHIP

Owner 1:	DARROW CATHERINE L	Unit #:	5
Owner 2:			
Owner 3:			
Street 1:	5 LEWIS AVE		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HOLMES IRINA & EUGENIA -

Owner 2: -

Street 1: 5 LEWIS AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Vinyl Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7750										G7	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	642,700	3,300		646,000		271881
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	046.A-0004-0005.5	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	642,700	3300	.		646,000		Year end	12/23/2021
2021	102	FV	623,700	3300	.		627,000		Year End Roll	12/10/2020
2020	102	FV	614,200	3300	.		617,500	617,500	Year End Roll	12/18/2019
2019	102	FV	607,200	3300	.		610,500	610,500	Year End Roll	1/3/2019
2018	102	FV	536,500	3300	.		539,800	539,800	Year End Roll	12/20/2017
2017	102	FV	488,600	3300	.		491,900	491,900	Year End Roll	1/3/2017
2016	102	FV	449,800	3300	.		453,100	453,100	Year End	1/4/2016
2015	102	FV	415,100	3300	.		418,400	418,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
HOLMES IRINA &	70896-550		4/20/2018		650,000	No	No							
LOGAN YVONNE,	64895-227		8/26/2016		558,000	No	No		Confirmatory & restated master deed dated 8/2					
LOGAN YVONNE,	46341-178		10/25/2005	Family		No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/25/2015	182	Manual	3,723					Weather strip 3 do	7/12/2018	Measured	DGM	D Mann					
									3/7/2017	SQ Returned	MM	Mary M					
									3/21/2006	External Ins	BR	B Rossignol					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good														
Sty Ht: 2T - 2 & 3/4 Sty		A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:														
Foundation: 3 - BrickorStone		A 3QBth: 1	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:														
Sec Wall: %		OthrFix: 1	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1													
Color: WHITE		A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:		Frl: 1	Rating:	Other													
GENERAL INFORMATION		WSFlue: 1	Rating:	Upper													
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1890		Eff Yr Blt:		Location:		Lvl 1											
Alt LUC:		Alt %:		Total Units:		Lower											
Jurisdct: G17		Fact: .		Floor: M - Multi-Level		Totals RMS: 7 BRs: 4 Baths: 1 HB: 1											
Const Mod:		% Own: 50.000000000		Name:		REMODELING				RES BREAKDOWN							
Lump Sum Adj:		Phys Cond: GV - Good-VG 10. %		Functional: %		Exterior:				No Unit RMS BRS FL							
INTERIOR INFORMATION		Economic: %		Special: %		Interior:				1 7 4							
Avg Ht/FL: STD		Override: %		Name:		Additions:											
Prim Int Wal 2 - Plaster		Total: 10.8 %		Phys Cond: GV - Good-VG 10. %		Kitchen:											
Sec Int Wall: %		Functional: %		Functional: %		Baths:											
Partition: T - Typical		Economic: %		Economic: %		Plumbing:											
Prim Floors: 3 - Hardwood		Special: %		Special: %		Electric:											
Sec Floors: %		Override: %		Override: %		Heating:											
Bsmnt Flr: 12 - Concrete		Total: 10.8 %		Total: 10.8 %		General:				Totals 1 7 4							
Subfloor:		CALC SUMMARY		COMPARABLE SALES													
Bsmnt Gar:		Basic \$ / SQ: 305.00		Rate		Parcel ID	Typ	Date	Sale Price								
Electric: 3 - Typical		Size Adj: 1.13973880															
Insulation: 2 - Typical		Const Adj: 0.98990101															
Int vs Ext: S		Adj \$ / SQ: 344.110															
Heat Fuel: 1 - Oil		Other Features: 81000															
Heat Type: 5 - Steam		Grade Factor: 1.00															
# Heat Sys: 1	% Heated: 100	% AC:	NBHD Inf: 0.88000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:										
Solar HW: NO	Central Vac: NO	% Sprinkled:	LUC Factor: 1.00	Adj Total: 720519	Juris. Factor: 1.00	Before Depr: 302.82											
% Com Wal			Depreciation: 77816	Final Total: 642703	Special Features: 0	Val/Su Net: 299.77											
			Depreciated Total: 642703		Final Total: 642700	Val/Su SzAd 299.77											
MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 046.A-0004-0005.5																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1915	27.50	T	40	102			3,300		3,300
More: N		Total Yard Items:		3,300		Total Special Features:				Total:		3,300					
RESIDENTIAL GRID																	
OTHER FEATURES																	
CONDOS INFORMATION																	
DEPRECIATION																	
CALC SUMMARY																	
COMPARABLE SALES																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	